PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 74-22 1

24

FOR

RECEIVED F

ORDER

13.50-Z

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

John F. Vennes legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof. eby petition for a Variance from Section 1802.28 (211.4) to permit a rear

yard of 22 feet instead of the required 30 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate :.ardship or practical difficulty)

Additional living space is required and building to the rear is the only practical area to use. A minimum addition of 16 feet is required and thus would necessitate a 22 foot sethack instead of the required 30 feet.

see attached description

rty is to be posted and advertised as prescribed by Zoning Regulations.

re, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this and the post of the p John of Vennes

Address 1623 York Rd Latterville, Mol 2003 Address Toward and 2104

ORDERED By The Zoning Commissioner of Baltimore County, this 25th

of June 197 3, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public heaving be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

--- 25th ----- day of July

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Mr. John F. Vennes 1623 York Road

Lutherville, Maryland 21093

June 26, 1973

TORN 1 DILLON IN

MEMBERS

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING

BUREAU OF BEALTH OFPARTMENT

SULL DOGG DEPARTMENT BOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The Loning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

RE: Variance Petition

John F. Vennes

appropriateness of the requested zoning.

The subject property is located on the southeast corner of York Road and Haddington Road, in the 8th District of Baltimore County. The subject property is a subject property and the subject property is a subject property in the subject property is a subject property in the subject property in the subject property is an entrance off the York Road side of the property with a sign over it "Valley Studios", and it is apparent that a photography studio is located within the structure. Since this property is D.R. 16, it may be advisable for the pertitioner to cusider a Special Exception for an office, or if cusider a Special Exception for an office, or if cusider in a deciling, he squared for the yellow studios in a deciling, he squared for the subject is subject to the subject of the subject including the areas used for dark room and fill processing. The sign on the front appears to exceed the cne square foot requirement and an additional Variance will be required or a smaller sign erected.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY I, or we. Joh F. Vennes egal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section. 413. 1a to permit a sign of 15 square feet

instead of the required one square foot

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

- 1. Customers have difficulty locating the studio without a substantially large sign.
- A small sign would be lost in the maize of all the large signs in the adjacent Commercial areas. 3. Proposed sign blends with the style of the house and is not an illuminated sign.



Haddington Road at this location. The petitioner is advised that a Variance cannot be self-created and he should further develop his reasons for hardship and practical difficulty.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less the last on the filing certificate, will be forwarded to you in the near future.

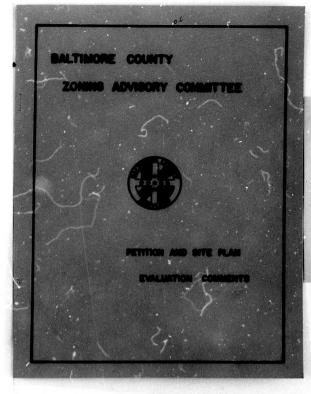
Yours very truly,

JOHN J. DILLON, JR., Chairman Zoning Advisory Committee

Mr. John P. Vennes Item 227 Page 2 June 26, 1973

JJDJr.:JD

Enclosure



Mr. John F. Venner 1623 Took Road

Bepartment Of Bublic Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Baltimore County, Margland

Mr. 3. Eric DiNenna Zoning Commissioner County Office Building Towen, Maryland 21204

Re: Item #227 (1972 - 1973) Property Owner: John F. Vennes 1623 York Road 1623 York Road Present Zoning: D.R. 16 Proposed Zoning: Variance from Section 1802.28 (211.4) to permit a rear yard of 22' instead of the required 30' District: 9th No. Acres: 88'x 100'

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Reltimore County utilities and highway improvements are not involved. However, it appears that additional fire hydrant protection may be required in the vicinity. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #227 (1972 - 1973).

Some Done

END: EAM: FWR:ss

S-SE Key Sheet 17 NW 1 Pos. Sheet NW 12 A Topo 60 Tax Map

BALTIMORE COUNTY, MARYLAND



EUGENE J. CLIFFORD. P.E.

June 7, 1973

Mr. S. Eric DiMenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 227 - ZAC - May 29, 1973 Property Owner: John F. Vennes 1623 York Road tous tork Road Variance from Section 1802,28(211,4) to permit a rear yard of 22' instead of the required 30' District 8

The proposed variance to the rear yard is not expected to cause any major traffic problems.

Very truly yours mechall Hamgan

Michael S. Flanigan Traffic Engineer Associate

MSF/pk



Harry R. Hughes Secretary Bernard M. Evans

S. ERIC DINENNA

WILLIAM D. FROMM

June 1, 1973

Mr. Eric DiNemna Zoning Commissioner County Office Bldg. Towson, Md. 21204

RE: Z.A.C. Meeting, May 29,1973 Property Owners 1623 York Road (Nee,15) Present Joning: D.R.16 Proposed Zoning: Variance from Section 1802.28 (211.4) to permit a rear yard of 22' instead of 30' District: 3 No. Acres: 38'x100' Item: 25' Att: Mr. John Dillon

Dear Mr. DiNenna:

There is no access proposed from York Hoad, therefore, there will be no requirements by the State Highway Administration.

The 1972 average daily traffic count for this section of York Road is 27,800 vehicles.

Very truly yours.

Charles Lee, Chief Tevelopment Engineering Section

by: John E. Heyers
Asst. Developemt Eng.neer

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Mr. S. Eric Di Nenna, Zoning Commissioner Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building

Dear Mr. DiNenno

Comments on Item #227, Zoning Advisory Committee Meeting, May 29, 1973, are as follows:

Location: 1623 York Road Present Zoning: D.R.16
Proposed Zoning: Variance from Section 1802.28 (211.4) to permit a rear yard of 22' instead of the required 30' District: 8 No. Acres: 88' X 100'

The site plan should indicate the studio use of the building

Very truly yours,

June 7, 1973

John Illiamble John L. Winbley

Planning Specialist II Project Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE AREA CODE 301 PLANNING 494-3211 ZOMING 494-3301

RE: PETITION FOR VARIANCES : SE/corner of York Road and Haddington Road -John G. Vennes - Petitioner : NO. 74-22-A (Item No. 227)

DEPUTY ZONING

BALTIMORE COUNTY

This Petition represents a request for a Variance to permit a rear yard of twenty-two (22) feet instead of the required thirty (30) feet and to permit a sign of fifteen (15) square feet instead of the permitted one (1) square foot.

The property in question consists of a residential dwelling with a home occupation (shotographer's studio) and is located on the southwest corner of York Road and Haddington Road, in the Eighth Election District of Baltimore County

Testimony indicated that the sixteen (16) by sixteen (16) foot addition would be utilized by the Petitioner's eighty-two (82) year old mother, who represented the fifth person to live in the dwelling. The Petitioner's attorney further stated that it was not the intent of the Petitioner to utilize the addition for expansion to the photographer's studio.

The site is bordered on the north, south, and east by residentially oned D.R. 16 property and on the west, or opposite side of York Road, by ercial properties. The property was further described as being one of the few remaining residences with frontage directly on York Road, between inary Avenue and Ridgely Road

During the course of the hearing, it was pointed out that the Petition and been inadvertently advertised under Section 1802, ZB, which indicates an other principle use in a residential zone. Since the use of the building predominately residential, the Variance should have been advertised under Section 1802, 3B. The Petition was so amended.

REFORE THE

COMMISSIONER OF

1:1

eight hundred (27,800) vehicles a day. The sign in question is aesthetically pleasing and faces York Road only and, as such, should have no detrimental effect on the area. The residential addition will perpetuate the continued use of the dwelling for residential purposes and should be beneficial rather than detrimental to

After reviewing the above testimony and making an on-site field

inspection of the site, it is the opinion of the Deputy Zoning Commissioner

that the Fetitioner is faced with hardship in maintaining a residence along

this particular section of York Road that carries twenty-seven thousand,

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner day of August, 1973, that the herein Petition for Variances to permit a rear yard setback of twenty-two (22) feet instead of the required thirty (30) feet and to permit a sign area of fifteen (15) square feet instead of the required one (1) square foot, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The area of the studio not be increased as a result of the residential addition.
- 2. Strict compliance with the sign as shown on the photograph submitted with this Petition and marked Petitioner's Exhibit No. 1.
 - Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

BALTIMORE COUNTY. MARYLAND DEPARTMENT OF HEALTH-



JEFFERSON BUILDING TOWSON, MARYLAND 21204

May 31, 1973

DONALD J. ROOP, M.D., M.P.H.

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 227, Zoning Advisory Committee Meeting May 29, 1973, are as follows:

Property Ovner: John F. Vennes Location: 1623 York Road Present Zoning: D.R. 16 Proposed Zoning: Variance from Section 1802.28(211.4) to permit a rear yard of 22' instead of req. 30' District: 8 No. Acres: 88' x 100'

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVR: mn/

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND . 21204

Date: May 30, 1973

Mr. S. Eric DiNonna Zoning Commissioner County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: Tuesday May 29, 1973

Ro: Ttem 227

| Item 227
| Property Owner: John F. Vennes
| Location: (22) York Road
| Present Zonling: D.R. 16
| Proposed Zonling: Variance from Section 1802.28 (211.1) to permit a rear
| yard of 22' instead of the required 30'

District:

Dear Mr. DiNenna:

No effect on student population.

Very truly yours, W. Nick Fetrouch

H EMSLIE PARKS, PRESIDEN MALE THE SECTION OF THE SERVEY MARCUS M OCTSAN S IDSEPH N. MISSWIN

JOHN F. VENNES # 74-224

BAL MORE COUNTY, MARYL ND

INTER-OFFICE CORRESPONDENC

TO S. Eric DiNenna, Zoning Commissioner Date July 12, 1973

FROMWIlliam D. Fromm, Director Office of Planning and Zoning

SUBJECTPetition 74-22-A. Southeast corner of York and Haddinton Roads.
Petition for Variance for Rear Yard and a Sign.
Petitioner - John F. Vennes

8th District

HEARING: Wednesday, July 25, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William Thom William D. Fromm, Director Office of Planning and Zoning

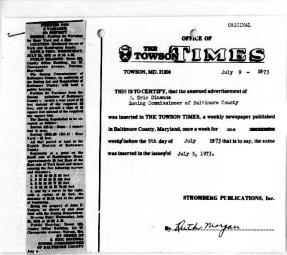
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ORDER RECEIVED FOR FILING

RECEIVED FOR ORDER

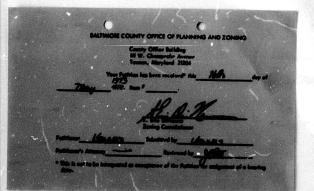
DATE





CERTIFICATE OF PUBLICATION

	TOWSON, MD. July 5 , 19.73
	THIS IS TO CERTIFY, that the annexed advertisement was
	published in THE JEFFERSONIAN, a weekly newspaper printed
38	and published in Towson, Baltimore County, Md., considerants
3	ak one time
7	day ofJuly, 1973, the first publication
1	appearing on the 5th day of July
	10_73_
	A & THE JEDGERSONIAN.
	Manager.
(Cost of Advertisement, \$



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BALTIMORE COUNTY, MARYLAND Orres of PRICE! - REVENUE DIVIDES MISCELLANEOUS CASH RECEIPT	■ 10879
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EL/Gee. Tests 1	18 and Shiffeet	43.25

-CRITIFICATE OF POSTULO

Proced Id Here Date of roturn: 7-12-23

Description

Beginning a point on the South side of 1. Hington Road, approximately
25 feet last of the Part side of York Road and thence running the five following courses and distances.

1. N 70 10 50 E 63 Seet 2. S. 19 49 10 E 100 feet

3. S 70 10 50 W 88 feet

4. N 19 54 15 W 74.96 feet

5. and by a curve to the right, with a radius of 25 feet, the distance of 39.31 feet to the place of beginning

1623 York Road Lutherville, Mi. John Vennes

FETTIONER! EXH. OTT 27

